

Ms Rose de la Pascua  
71 A Rowley Way  
London  
NW8 0SL

Application Ref: **2014/7676/L**  
Please ask for: **Eleanor Lakew**  
Telephone: 020 7974 **5641**

26 March 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**71 A Rowley Way**  
**London**  
**NW8 0SL**

Proposal:  
Internal works to a grade II\* listed building.  
Drawing Nos: Heritage Statement  
Existing Floor Plan  
Existing Section  
Proposed Drawing

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A method statement with details of the reinstatement of the worktop at increased height shall be submitted to and approved in writing by the Council before works are commenced. In addition, the measurement of the exact height increase is to be confirmed and agreed. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed reinstatement of the existing worktop at an increased height of approximately 90mm from the kitchen floor level is considered to be acceptable. Such a minor modification is considered to be necessary for the sufficient accommodation of kitchen equipment and is therefore justifiable. New quarry tiles will be used on the work top surface to replace the existing. The proposal is therefore considered to preserve the special architectural and historic interest of the building.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with policy 7.8 of the London Plan 2011 and paragraphs 14,17 and 126 -141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment